

## Local Coastal Program Planning Grants Application Form

### GENERAL INSTRUCTIONS

Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data. Press the tab key to move between fields. Please note that the entire grant application will be public record upon submittal.

**Applications are due July 7, 2014. Application packets must be RECEIVED by 5pm July 7, 2014. Proposals must be emailed or mailed; faxed responses will not be considered. Applications will not be deemed complete until an adopted resolution is received for each grant program. Applications that do not contain the final, adopted resolution(s) by July 7, 2014 will not be considered for funding.** The Coastal Commission and Ocean Protection Council are expected to award grants in early fall 2014.

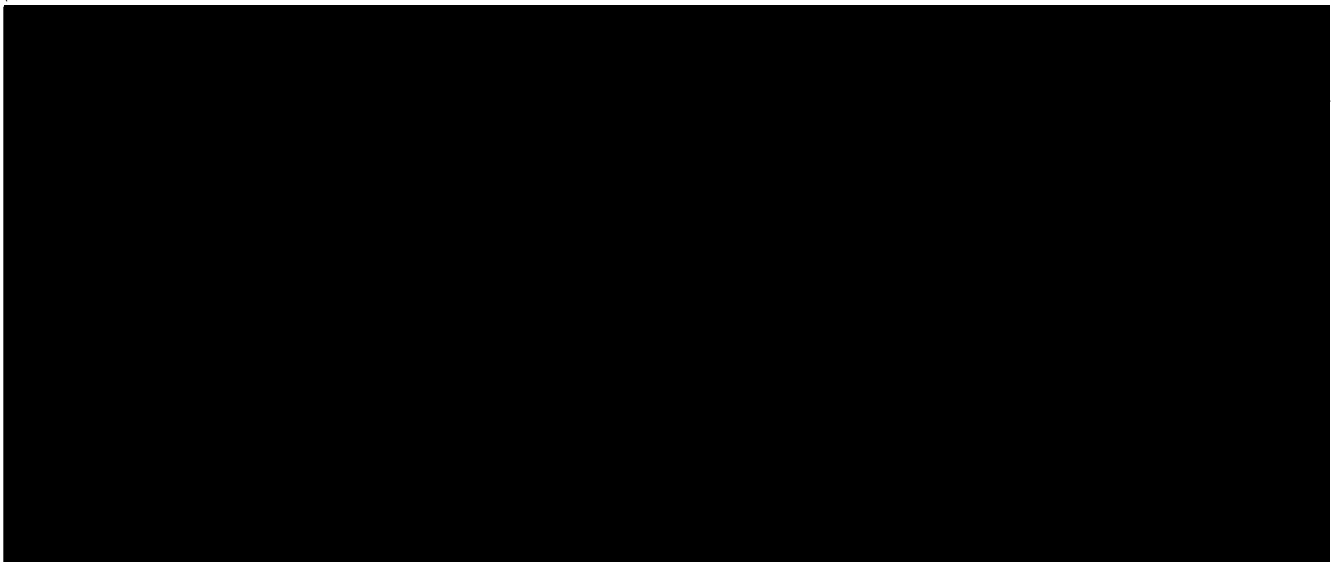
### APPLICANT INFORMATION

Indicate which grant programs you are applying for (can be one or both).

☒ OPC LCP Sea-Level Rise Grant

☒ Coastal Commission LCP Planning Grant

Applicant name (organization): County of San Luis Obispo, Department of Planning and Building



### PROJECT INFORMATION

Project title (start with name of city or county): County of San Luis Obispo, Los Osos Community Plan Update (Sea Level Rise Study to include the entire Estero Planning Area).

LCP/ LCP Segment: Estero Planning Area – Los Osos Urban Area

Project location: City / Geographic area: Community of Los Osos, Estero Planning Area

County: San Luis Obispo

Project timeline: Start date: Started

End date: June 2016

**Amount of Grant Proposal: \$50,000**

## **MAPS AND PHOTOS**

Applications must include one map showing the planning area for the project. Additional photos or maps may be included as attachments if needed to illustrate the proposed project. Please note: any photos and maps you submit are subject to the unqualified and unconditional right of the State of California to use, reproduce, publish, or display, free of charge. Please indicate if crediting is requested for the photos and/or maps.

Maps included

## **APPLICATION MATERIALS**

### **1. A PROJECT DESCRIPTION**

#### **Project Description**

The Los Osos Community Plan is the community's vision for the future. It is part of the Local Coastal Program and the County General Plan. It contains policies, programs, standards, and zoning that will guide future land use and transportation. The Community Plan has not been comprehensively updated since it was prepared in the 1980's and certified in 1988. It needs to be comprehensively updated to better reflect current land use, transportation, population, environmental, resource, and economic conditions, as well as community goals and aspirations for the next 20 years. Importantly, updating the Community Plan is a prerequisite to and essential for renewed residential and commercial development and economic investment in the community, most of which has been under a development moratorium since 1988.

The Los Osos Urban Reserve Line includes two uncertified areas, the Otto property (now known as the Elfin Forest) and the Sweet Springs property. These areas will be included in the Community Plan update, as will a comprehensive chapter on maximizing coastal access.

The Community Plan update will feature measures to achieve the following goals:

- Sustainable resources and development
  - Assure that future development is supported by the sustainable capacity of the groundwater basin
  - Preserve natural resources such as habitat for endangered species
  - Protect the Morro Bay Estuary and its watershed



- Strategic (smart) growth
  - Focus on infill and mixed use development and supporting infrastructure
  - Improve and diversify the local economy, capitalizing on tourism and maximizing opportunities for coastal access and recreation
  - Focus on achieving a safe, active and healthy community
    - Provide neighborhood and community parks and recreation facilities to serve existing and future populations
    - Encourage pedestrian and bicycle travel, transit, and carpooling
    - Mitigate or adapt to projected sea level rise
- A high level of community participation and voice in land use planning decisions

## **Objectives**

1. Protect and enhance the Morro Bay Estuary so that it is a clean, healthy, functioning ecosystem that harbors a diversity of wildlife.
2. Establish a maximum rate of growth within the Los Osos urban reserve line, consistent with available resources, services and infrastructure provided and the community's sense of place.
3. Provide flexible zoning that enables businesses to expand and remain in the community, and establish incentives to encourage good design of commercial development.
4. Encourage improvement of tourist-oriented facilities.
5. Base all land use policies and plans on sustainable development that meets the needs of current population and visitors without endangering the ability of future population to meet its needs or drawing upon outside resources.
6. Carefully manage water resources to provide a clean, sustainable resource for the community. Also provide water conservation education and incentives for updating the community's water utilities.
7. Plan transportation system improvements to provide for, but not exceed, the demand of visitors and permanent residents at build-out conditions. These improvements should be consistent with the land use patterns allowed by both the land use element and the general plan, so that growth is not facilitated or induced in inappropriate amounts or locations.
8. Establish an efficient circulation system and pattern of land uses that minimize the number of automobile trips.
9. Provide maximum public access, and protect existing public access, to the coast, the shoreline, the bay, and public recreation areas, consistent with the need to protect natural resources and private property rights.

## **Project details**

The County Planning and Building Department will prepare the Los Osos Community Plan update, building upon previous planning efforts that resulted in a locally accepted plan in 2004. However, data, policies, standards, etc. will be thoroughly revised and

updated as needed to reflect current conditions, resource plans and community participation. For example, the Los Osos Groundwater Basin Management Plan (Basin Plan) will be incorporated into the Community Plan to ensure that development does not outpace available water resources. Conservation strategies and development standards from the Habitat Conservation Plan (currently underway) will also be integrated into the Community Plan. In addition, a Sea Level Rise Study for the Estero Planning Area will be included and performed by an outside consultant and incorporated into the Estero Area Plan. The County expanded the scope of the Sea Level Rise Study to include the entire Estero Planning Area which extends from Montana de Oro State Park (just south of Los Osos) northward to the southern property line of Harmony Headlands State Park. The County's coastal zone is made up of four planning areas, North Coast, Estero, San Luis Bay, and South County. It's the County's practice to update the area plans separately and to focus updates on urban areas (Community Plans).

#### Sea Level Rise Study

The County's EnergyWise (climate action) Plan includes the results of an assessment of local climate change projections by the GEOS Institute and the Local Government Commission, based on climate modeling software specific to San Luis Obispo County. The projections include the expected long-term (year 2100) increase in sea level along the coast. The EnergyWise Plan also includes a number of mitigation and adaptation strategies to limit the effects of climate change. This proposal includes a study that expands on the climate change modeling that has already been done, using that information to conduct more focused mapping of potential sea level rise in the Estero Planning Area. This sea level rise study will identify potential impacts, for example, increased coastal erosion, coastal flooding, infrastructure vulnerability and maintenance costs, loss of coastal wetlands and saltwater intrusion. The study will then recommend specific Local Coastal Program policies, development standards, revisions to existing standards or procedures, and other measures needed to mitigate or adapt to projected sea level rise. This study will lead to measures to help sustain sensitive coastal resources in the long-term and assure a healthy community. The measures recommended by the sea level rise study will be incorporated into updates of the Los Osos Community Plan and the Estero Area Plan.

## **2. A WORK PROGRAM AND SCHEDULE.**

Proposed starting date: Started already

Estimated completion: June 2016.

**WORK PROGRAM**

|  |                                       |
|--|---------------------------------------|
| <b>Sea Level Rise Study for the Los Osos Community Plan Update</b>               | <b>Complete Date: January 2015</b>    |
| <b>Task 1. Consultant Selection</b>  |                                       |
| 1.1 Request for Proposals  | November 2014                         |
| 1.2 Select consultant to prepare the Sea Level Rise Study                        | December 2014                         |
| 1.3 Contract with consultant approved at the Board of Supervisors                | January 2015                          |
| Outcome/Deliverables: Contract with a consultant to prepare Sea Level Rise Study | Projected complete date: January 2015 |
| <b>Task 2. Preparation of Sea Level Rise Study</b>                               |                                       |
| 2.1 Consultant prepares the Sea Level Rise Study                                 | February 2015                         |
| 2.2 Meet with consultant and Coastal Commission                                  | February 2015                         |
| 2.3 County review of Admin Draft of the Sea Level Rise Study                     | March 2015                            |
| 2.4 Final Sea Level Rise Study released  | April 2015                            |
| Outcome/Deliverables: Sea Level Rise Study Completed                             | Projected start/end dates: April 2015 |

Please list (1) all significant and pertinent project benchmarks related to the project for which funds are being requested, (2) expected dates for reaching or completing those steps. These will be used in monitoring grant progress and in grant reporting under approved grant agreement.

**BENCHMARK SCHEDULE**

| ACTIVITY   | COMPLETION DATE |
|--|-----------------|
| Request for proposals                              | December 2014   |
| Contract approved with consultant                  | January 2015    |
| Sea Level Rise Study administrative draft prepared | March 2015      |
| Sea Level Rise Study draft                         | March 2015      |
| Sea Level Rise Study Final                         | April 2015      |

- 3. A BUDGET.** Please provide a proposed budget, including the funding request, total project cost, estimated costs per task, funding sources, and in-kind services.

**APPLICATION BUDGET INFORMATION****Funding Request: \$50,000****Total Project Cost: \$672,596**

| Task Number  | Task Name                 | Total Cost       | Allocation of total cost among all funding sources |                   |                       |                            |
|--------------|---------------------------|------------------|--|-------------------|-----------------------|----------------------------|
|              |                           |                  | Applicant's Funding                                | LCP Grant Funding | OPC SLR Grant Funding | Other Funds (define below) |
| 1            | Public Review Draft       | \$70,658         | \$70,658   |                   |                       |                            |
| 2            | EIR                       | \$527,750        | \$527,750  |                   |                       |                            |
| 3            | Sea Level Rise Study      | \$50,000         |  | \$50,000          | 50,000                |                            |
| 4            | Public Hearing Draft      | \$11,876         | \$11,876   |                   |                       |                            |
| 5            | Local Hearings            | \$3,770          | \$3,770  |                   |                       |                            |
| 5            | Coastal Commission Review | \$8,542          | 8,542  |                   |                       |                            |
| <b>TOTAL</b> |                           | <b>\$672,596</b> | <b>\$622,596</b>                                   | <b>\$50,000</b>   | <b>\$50,000</b>       | <b>\$0</b>                 |

**Sample: Project Funding Sources**

LCP Planning Grants Application Form FY 14-15

| Task Number  | Task Name | Total Cost       | Allocation of total cost among all funding sources |                   |                       |                            |
|--------------|-----------|------------------|--|-------------------|-----------------------|----------------------------|
|              |           |                  | Applicant's Funding                                | LCP Grant Funding | OPC SLR Grant Funding | Other Funds (define below) |
| 1            |           | \$57,000         | \$20,000   | \$20,000          | \$30,000              | \$7,000                    |
| 2            |           | \$5,000          | \$5,000  | \$5,000           |                       |                            |
| 3            |           | \$5,000          | \$5,000  | \$25,000          |                       |                            |
| 4            |           | \$40,000         |  |                   |                       |                            |
| <b>TOTAL</b> |           | <b>\$107,000</b> | <b>\$30,000</b>                                    | <b>\$50,000</b>   | <b>\$30,000</b>       | <b>\$7,000</b>             |

# LCP Planning Grants Application Form FY 14-15

## OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

Double-click on table to edit in Excel.

| Source of funds  | \$ Amount         | Status (Committed, Applied, etc) |
|--|-------------------|----------------------------------|
| Strategic Growth Council                                       | \$92,800          | Committed                        |
| Coastal Impact Assistance Grant (US Fish and Wildlife Service) | 365,000           | Committed                        |
| Section 6 Grant (California Department of Fish and Wildlife)   | 311,483           | Committed                        |
|  |                   |                                  |
|  |                   |                                  |
| <b>TOTAL</b>   | <b>\$ 769,283</b> |                                  |

## In-kind Services: \$94,846

In-kind services or contributions include staff time, volunteer time and materials contributed to the project. Please describe and estimate value, and differentiate between expected in-kind contributions and contributions (work or other types of contributions) already obtained/completed.

**BUDGET SUMMARY****Grant Application Budget Form**

Please use the following form to fill in your estimated budget. Double click on the table to open in excel. Fill in the fields shaded in blue.

|                                 | Applicant's<br>Funding | CCC Grant<br>Funding | OPC Grant<br>Funding | Other<br>Funds |
|---------------------------------|------------------------|----------------------|----------------------|----------------|
| <b>Personnel</b>                |                        |                      |                      |                |
| Salaries and wages <sup>1</sup> | \$ 111,152.20          |                      |                      |                |
| Benefits <sup>2</sup>           | \$ 39,360.50           |                      |                      |                |
| <b>Total Personnel</b>          | \$ 150,512.70          | \$ -                 | \$ -                 | \$ -           |
| <b>Consultants<sup>3</sup></b>  |                        |                      |                      |                |
| Subcontractor A                 | \$ 527,750.00          | \$ 50,000.00         | \$ 50,000.00         |                |
| Subcontractor B (etc.)          |                        |                      |                      |                |
| <b>Total Consultants</b>        | \$ (527,750.00)        | \$ (50,000.00)       | \$ (50,000.00)       | \$ -           |
| <b>Operating Expenses</b>       |                        |                      |                      |                |
| Postage/Shipping                |                        |                      |                      |                |
| Supplies/Materials <sup>4</sup> |                        |                      |                      |                |
| Travel <sup>5</sup>             |                        |                      |                      |                |
| Indirect Costs                  |                        |                      |                      |                |
| <b>Total Operating Expenses</b> | \$ -                   | \$ -                 | \$ -                 | \$ -           |
| <b>Total Budget</b>             | \$ (377,237.30)        | \$ (50,000.00)       | \$ (50,000.00)       | \$ -           |

<sup>1</sup> Attach an explanation of rate(s) and hours for each position for which funds are being requested.

<sup>2</sup> Amount requested for benefits not to exceed 40% of amount requested for salary or wage.

<sup>3</sup> All subcontractors must be selected pursuant to a competitive bidding process that seeks at least three (3) bids from responsible bidders.

<sup>4</sup> Include a list of the major supplies and materials and how much they cost.

<sup>5</sup> Travel reimbursement rates are the same as similarly situated state employees.

<sup>6</sup> Indirect costs include, for example, a pro rata share of rent, utilities, and salaries for certain positions indirectly supporting the proposed project but not directly staffing it.

**4. A RESOLUTION (S) FROM THE APPLICANT'S GOVERNING BODY.**

See attached resolutions



**IN THE BOARD OF SUPERVISORS**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tuesday, June 17, 2014

**PRESENT:** Supervisors Frank R. Mecham, Adam Hill, Caren Ray, Debbie Arnold and  
Chairperson Bruce S. Gibson

**ABSENT:** None

**RESOLUTION NO. 2014-139**

RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND BUILDING  
TO SUBMIT AN APPLICATION TO THE CALIFORNIA COASTAL COMMISSION FOR A LOCAL  
COASTAL PROGRAM ASSISTANCE GRANT TO FUND A SEA LEVEL RISE STUDY FOR  
THE LOS OSOS COMMUNITY PLAN UPDATE

The following resolution is hereby offered and read:

**WHEREAS,** the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in Fiscal Year '14-15 to local governments to support Local Coastal Program (LCP) planning, and

**WHEREAS,** the California Coastal Commission, under the authority of the California Coastal Act, may provide financial assistance to support coastal planning and has approved a competitive grant program to provide such financial assistance for LCP planning; and

**WHEREAS,** the grant program requires all award recipients to commit to threshold requirements; and

**WHEREAS,** the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

**WHEREAS,** grant proposals submitted under this grant program must complete land use plan and/or zoning work to achieve submittal for certification of an LCP Amendment to significantly update a certified LCP, with special emphasis on effects of climate change and sea-level rise; and

Attachment 1

County General Plan, specifically incorporating the Land Use Plan of the Local Coastal Program into the Land Use Element of the General Plan; and

**WHEREAS**, the County of San Luis Obispo desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an amendment to update the portion of the LCP pertaining to the Los Osos urban area of the Estero Area Plan, also known as the Los Osos Community Plan; and

**WHEREAS**, the County of San Luis Obispo commits to and agrees to fully support a planning effort intended to update a certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

**NOW, THEREFORE BE IT RESOLVED AND ORDERED** by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the County of San Luis Obispo, Department of Planning and Building is directed to submit the grant application package to the California Coastal Commission to provide financial and planning assistance, under authority of the California Coastal Act, in the amount of \$50,000 to fund the project more particularly described in the grant application package.
2. That the Director of Planning and Building of the County of San Luis Obispo, or designee, is authorized to execute, in the name of the County of San Luis Obispo, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package and any project approved through approval of the grant application.

Upon motion of Supervisor Hill, seconded by Supervisor Ray, and on the following roll call vote, to wit:

AYES: Supervisors Hill, Ray, Mecham, Arnold and Chairperson Gibson

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

Bruce S. Gibson  
Chairperson of the Board of Supervisors

Attachment 1

APPROVED AS TO FORM AND LEGAL EFFECT:

RITA L. NEAL  
County Counsel

By: /s/Whitney McDonald  
Deputy County Counsel

Dated: June 3, 2014

STATE OF CALIFORNIA            )  
COUNTY OF SAN LUIS OBISPO) ss.

I, **JULIE L. RODEWALD**, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

Witness, my hand and seal of said Board of Supervisors this 24th day of June, 2014.

**JULIE L. RODEWALD,**  
County Clerk and Ex-Officio Clerk of the Board of Supervisors

By: Sandy Currans  
Deputy Clerk

Attachment 2

**IN THE BOARD OF SUPERVISORS**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Tuesday, June 17, 2014

**PRESENT:** Supervisors Frank R. Mecham, Adam Hill, Caren Ray, Debbie Arnold and  
Chairperson Bruce S. Gibson

**ABSENT:** None

**RESOLUTION NO. 2014-140**

**RESOLUTION AUTHORIZING THE DEPARTMENT OF PLANNING AND BUILDING  
TO SUBMIT AN APPLICATION TO THE OCEAN PROTECTION COUNCIL FOR A LOCAL  
COASTAL PROGRAM ASSISTANCE GRANT TO FUND A SEA LEVEL RISE STUDY FOR  
THE LOS OSOS COMMUNITY PLAN UPDATE**

The following resolution is hereby offered and read:

**WHEREAS**, the California Ocean Protection Council, under the authority of the Ocean Protection Act, approved a competitive grant program to provide financial assistance for local and regional vulnerability assessments and updates to Local Coastal Programs (LCPs) and other Coastal Act authorized plans to address sea-level rise, coastal hazards and other climate change-related impacts; and

**WHEREAS**, the goal of the grant program is to develop updates to LCPs or other Coastal Act authorized plans to address sea-level rise and other climate change impacts, and

**WHEREAS**, grant proposals submitted under this grant program must address at least one certified LCP segment or other defined planning segment, such as a certified Port Master Plan or University Long Range Development Plan, or, in jurisdictions without certified LCPs, proposals must demonstrate that the applicable jurisdiction has committed to the process to complete an LCP (or other Coastal Act authorized plan) or that such process is underway; and

**WHEREAS**, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

**WHEREAS**, the County of San Luis Obispo has an effective certified LCP and

Attachment 2

forth herein, desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an LCP Amendment, that would address such impacts; and

**WHEREAS**, the County of San Luis Obispo will coordinate with the staffs of the California Coastal Commission, the State Coastal Conservancy and the Ocean Protection Council in undertaking the project, if approved.

**NOW, THEREFORE BE IT RESOLVED AND ORDERED** by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the County of San Luis Obispo, Department of Planning and Building is directed to submit the grant application package to the Ocean Protection Council to provide financial and planning assistance, under authority of the Ocean Protection Act, in the amount of \$50,000 to fund the project more particularly described in the grant application package.
2. That the Director of Planning and Building of the County of San Luis Obispo, or designee, is authorized to execute, in the name of the County of San Luis Obispo, all necessary applications, contracts and agreements and amendments thereto to implement and carry out the grant application package and any project approved through approval of the grant application.

Upon motion of Supervisor Hill, seconded by Supervisor Ray, and on the following roll call vote, to wit:

AYES: Supervisors Hill, Ray, Mecham, Arnold and Chairperson Gibson

NOES: None

ABSENT: None

ABSTAINING: None

the foregoing resolution is hereby adopted.

Bruce S. Gibson

Chairperson of the Board of Supervisors

ATTEST:

Julie L. Rodewald

Clerk of the Board of Supervisors

By: /s/Sandy Currens

Deputy Clerk

[SEAL]

STATE OF CALIFORNIA ) ss.  
COUNTY OF SAN LUIS OBISPO)

I, **JULIE L. RODEWALD**, County Clerk of the above entitled County, and Ex-Officio Clerk of the Board of Supervisors thereof, do hereby certify the foregoing to be a full, true and correct copy of an order entered in the minutes of said Board of Supervisors, and now remaining of record in my office.

## **SUPPLEMENTAL FORM A – COASTAL COMMISSION LCP GRANT PROGRAM**

### **Adopted Priorities and Criteria**

In addition to the project description required in part I of the application materials, provide a clear, detailed description of how the project addresses each of the Coastal Commission LCP grant adopted priorities and criteria, listed below. Please limit to five pages.

#### **1. Public Benefit/Significance**

The Los Osos Community Plan update will bring future growth into alignment with available resources and will protect sensitive coastal resources. For example, the Community Plan will identify appropriate and sustainable development and buildout limits that correspond to the safe yield of the groundwater basin and phased implementation of the Basin Plan. In addition, the Community Plan will incorporate a Habitat Conservation Plan (HCP) for the long-term preservation of environmentally sensitive habitat remaining within the Los Osos Greenbelt, including habitat remaining on individual vacant lots. By enabling development on vacant lots in the Prohibition Zone that has been largely curtailed in much of Los Osos since 1988, the Community Plan update will also enable strategic or smart growth projects that provide public benefits such as recreation, open space, coastal access, and needed infrastructure and public facilities. This will help diversify and strengthen the local economy, providing more certainty to economic development. Given all of the obstacles facing renewed development in Los Osos, this Community Plan will serve as a model for effectively planning for sustainable future growth and development in an area with highly sensitive and constrained coastal resources.

The Sea Level Rise Study for the Estero Planning Area will be the first one for a planning area and will provide a case study and model for future Sea Level Rise Studies in the County's coastal zone. Preliminary data suggests impacts to the Morro Bay Estuary, and other wetlands in the Planning area. Roads and other infrastructure may also be impacted from Sea Level Rise. The Sea Level Rise Study will allow the County to adequately protect sensitive habitat areas such as the Morro Bay Estuary, Sweet Springs Nature Preserve, the Elfin Forest, and the Los Osos creek. Residential and commercial areas are also in need of adaptation measures.

## **2. Relative Need for LCP Update/Extent of Update**

The Los Osos Community Plan is the plan for land use and transportation for the community of Los Osos. It contains zoning, vision, policies, programs, and standards that will guide land use and transportation for the entire area within the Los Osos Urban Reserve Line. The Community Plan will also serve as the Circulation Element for the community, together with Coastal Framework for Planning of the LCP. The Community Plan needs to be updated for the following reasons:

- The Community Plan has not been comprehensively updated since it was prepared in the 1980's and certified in 1988. Since that time, development patterns and trends have changed, resource constraints and endangered species have been identified, traffic has increased, and community desires have been articulated.
- The update will better reflect current land use, transportation, population, environmental, and economic conditions, as well as community goals and aspirations for the next 20 years.
- The update is a prerequisite to and essential for renewed residential and commercial development and economic investment in the community, most of which has been under a development moratorium since 1988, causing economic stagnation. New development will occur in accordance with smart or strategic growth principles and policies and will be accompanied by needed recreation, open space, coastal access, infrastructure, and public facilities.
- The update will reflect and incorporate information and results from the following efforts:
  - A community sewer system that is on track to construction and operation in 2016
  - A Basin Management Plan to manage a sustainable water supply
  - A habitat conservation plan that is currently under review by the U.S. Fish and Wildlife Service
- The update will include for certification two areas that have been uncertified or "whiteholed" since 1988: the Otto (Elfin Forest) and Sweet Springs properties
- The update will allow the County to more effectively implement Coastal Act policies regarding
  - Recreation and visitor serving facilities
  - Coastal access
  - Protection of environmentally sensitive habitats
  - Coastal watersheds
  - Hazards
- The Estero Area Plan Sea Level Rise Study will be the County's first community and planning area-specific study and will serve as a model for future studies.

### **3. Addressing the Effects of Climate Change**

As discussed in the project details, Sea Level Rise Study.

### **4. Likelihood of Success/Effectiveness**

Major planning efforts to update the Los Osos Community Plan began in the early 1990's and resulted in a Board of Supervisors-approved plan in 2004. Work on the new, revised Community Plan has been authorized by Board of Supervisors and is underway. The County has allocated resources and staff dedicated to working on the Community Plan update and is committed to the timely completion of this program, which the Board of Supervisors has listed as one of the Department's top 10 planning priorities.

There have been enormous efforts regarding planning and resource issues in Los Osos. The water purveyors have recently released a draft Los Osos Groundwater Basin Management Plan to deal with water quality degradation of the upper aquifer, primarily by nitrate and seawater intrusion into the lower aquifer. Additionally, the County is working on a Habitat Conservation Plan for the Morro shoulderband snail, Morro manzanita, Morro Bay kangaroo rat, and Indian Knob mountain balm, all federally listed species occurring in the community of Los Osos. Adoption of the Habitat Conservation Plan and issuance of the incidental take permit(s) will facilitate a streamlined permitting process and also provide a cohesive conservation strategy managed by one entity with a single funding source. The County's communitywide wastewater system is under construction currently and is expected to be operational in 2016. In order to allow development of the currently vacant parcels, the County needs to update the Los Osos Community Plan. The County is committed to this effort, and has dedicated staff and resources toward the effort. This grant will aid in the effort.

The County will work closely with the Coastal Commission to ensure coordination through the update process. Close coordination will be in the form of quarterly meetings (face to face) and conference calls with Coastal Commission staff to discuss issues of concern. The Coastal Commission staff provided a letter of issues in response to the County's 2004 plan for Los Osos, and County staff has been working to address these outstanding issues. The County will make every effort to



ensure close coordination with the Coastal Commission staff and keep them fully apprised of the continued progress of the update.

## **5. Workload and Permit Streamlining**

The Los Osos Community Plan update will allow for efficient and streamlined permitting in the future by providing clear standards for phased development and conservation and protection of coastal resources. By developing standards for coastal bluff setbacks and measures to protect vulnerable infrastructure for example, the Sea Level Rise Study will provide greater certainty and streamlining in the permitting process.

## **6. Project Integration/Leverage/Matching Funds**

The County of San Luis Obispo is fully committed to completing the Los Osos Community Plan update in a timely manner and has committed substantial resources to this effort. The Community Plan update is already underway with a substantial investment in staff time. In addition, many substantial supporting efforts dovetail with the update and are in progress. All of these efforts aid the County in updating the Los Osos Community Plan.

- Since July 2012, the County has spent over \$83,000, primarily in staff time, on the Community Plan update.
- The County has committed, through the Planning and Building Department's budget, over \$527,750 for professional services needed for a comprehensive update of the Los Osos Community Plan. Most of that amount is to be allocated for preparation of an Environmental Impact Report.
- The County is committing to spend at least another \$54,846 in staff time to complete the Community Plan update as described in this grant application.
- Substantial County effort is dedicated to the Community-wide Habitat Conservation Plan and Environmental Impact Report / National Environmental Policy Act Compliance that is underway.
  - Preparation of the HCP and accompanying environmental documents is being led by the County and is being funded by a Section 6 grant from the California Department of Fish and Wildlife in the amount of \$365,000 and a Coastal Impact Assistance Program grant from the US Fish and Wildlife Service in the amount of \$311,483.
- Substantial County effort is dedicated to the Basin Management Plan, a draft of which was recently released.
  - The County is a party to the adjudication process for the Los Osos Groundwater basin, the Interlocutory Stipulated Judgment (ISJ). The

County provides staff time and input into the Basin Plan and discussions with the water purveyors.

- Substantial County effort is dedicated to preparation of the Infill Development Standards study, which is being funded by a Strategic Growth Council grant (\$92,800 for the study, plus additional County match in the form of staff time).
  - This effort focuses on amending the County's development regulations and guidelines to encourage high-quality development on vacant or underutilized land in a manner that fits in with existing neighborhoods and the unique character of each community. Through the update, these standards will be adapted for Los Osos, as the Community Plan's focus is infill development.

## **SUPPLEMENTAL FORM B – OPC LCP SLR GRANT PROGRAM**

### **Potential Impacts from Sea-Level Rise – Preliminary Assessment**

Preliminary assessment of potential impacts from sea-level rise and climate change using NOAA's Sea-Level Rise Viewer or other readily available planning tools is required as part of the application. This assessment should be included and referenced in the project description below to explain the purpose, benefit and need for the proposed project.

Maps are included

### **Project Description**

#### **a. Need**

The County's coastal zone is made up of four planning areas, North Coast, Estero, San Luis Bay, and South County. The Los Osos Community is located in the Estero Planning Area. The Estero Area Plan was updated and certified in 2009 (with the exception of the Los Osos Urban Area); the update did not include a Sea Level Rise Study. Since the Los Osos Urban Area was not included in the previous update, the County is undertaking an update to the Los Osos Urban Area of the Estero Area Plan (the Los Osos Community Plan). Los Osos is a small coastal community bordering the Morro Bay estuary. This LCP update will help guide development for the next 20 years, bring community growth in line with available resources, and respond to the effects of climate change. Therefore, this is an ideal time to study the effects of sea level rise. The County has expanded the original scope of our sea

level rise study to include the entire Estero Planning Area. Preliminary data suggests impacts to the Morro Bay Estuary, and other wetlands in the Planning area. Roads and other infrastructure may also be impacted from Sea Level Rise. The Sea Level Rise Study will allow the County to adequately protect sensitive habitat areas such as the Morro Bay Estuary, Sweet Springs Nature Preserve, the Elfin Forest, and the Los Osos creek. Impacts to residential and commercial areas are also expected, the Sea Level Rise Study will allow the County to design adaptation strategies and implement development standards to effectively deal with the effects of Sea Level rise.

**b. Benefit**

Looking at the effects of sea level rise with this LCP update will allow the County to adequately plan for sea level rise. The Estero Area Plan contains the Morro Bay estuary, portions of the Los Osos and Chorro Valleys, Montana de Oro, and several of the Morros. Additionally, the Estero Area Plan is home to a wealth of coastal resources. A Sea Level Rise Study will help the County to identify impacts and put in place effective mitigation and adaptation measures. The public benefits of this study to the Estero Area Plan are numerous. The study will consider (consistent the Coastal Commission's Draft Sea Level Rise Policy Guidance) the impacts to coastal development and resources, including but not limited to:

- Existing and planned development
- Coastal dependent uses
- Critical Infrastructure
- Public Accessways, beaches, and other
- Highway 1
- Wetlands
- ESHA and other coastal habitats
- Agricultural areas
- Culturally sensitive areas
- Visitor serving and coastal dependent development and uses

The Study will identify impacts, assess potential risks, and identify adaptation measures and policy options. The Sea Level Rise Study will aid in the formation of development standards which will be beneficial in avoiding future problems from coastal hazards.

**c. Transferability**

San Luis Obispo County has nearly 100 miles of coastline; sea level rise will likely have the following effects on coastal resources: increased erosion of coastal bluffs, higher storm surges and coastal flooding, increased infrastructure and maintenance costs to protect local harbors and ports, loss of coastal wetlands due to permanent inundation, and saltwater intrusion into coastal freshwater supplies. As this is the first planning area-specific sea level rise study in the County, we will use this study

as a model for future sea level rise studies in the three other coastal zone planning areas of the County.

**d. Implementation**

The County is currently updating the Los Osos urban area of the Estero Area Plan (the Los Osos Community Plan). The Community Plan will be part of the Local Coastal Plan. The County will also include Estero area-wide amendments to implement the adaptation measures and policy language from the Sea Level Rise Study. The County process for an LCP update is as follows:

Data gathering and issue identification

1. Review statistical data, such as population projections, available economic base information, land development trends, changes in population density and building intensity, and resource usage.
2. Review any measures that were previously adopted to implement the general plan and mitigate adverse environmental impacts.
3. Survey community opinion and identify land use, economic, and environmental issues.
4. Hold public meetings and workshops, including meetings with community advisory committees, to discuss area issues and gain public input on possible amendments and the scope of the update.

Approval of work scope, budget, and schedule for update

5. Prepare a scope of work and project schedule for Board of Supervisors approval addressing the preparation of the plan update and environmental review document in response to data collection, public participation, and funding.

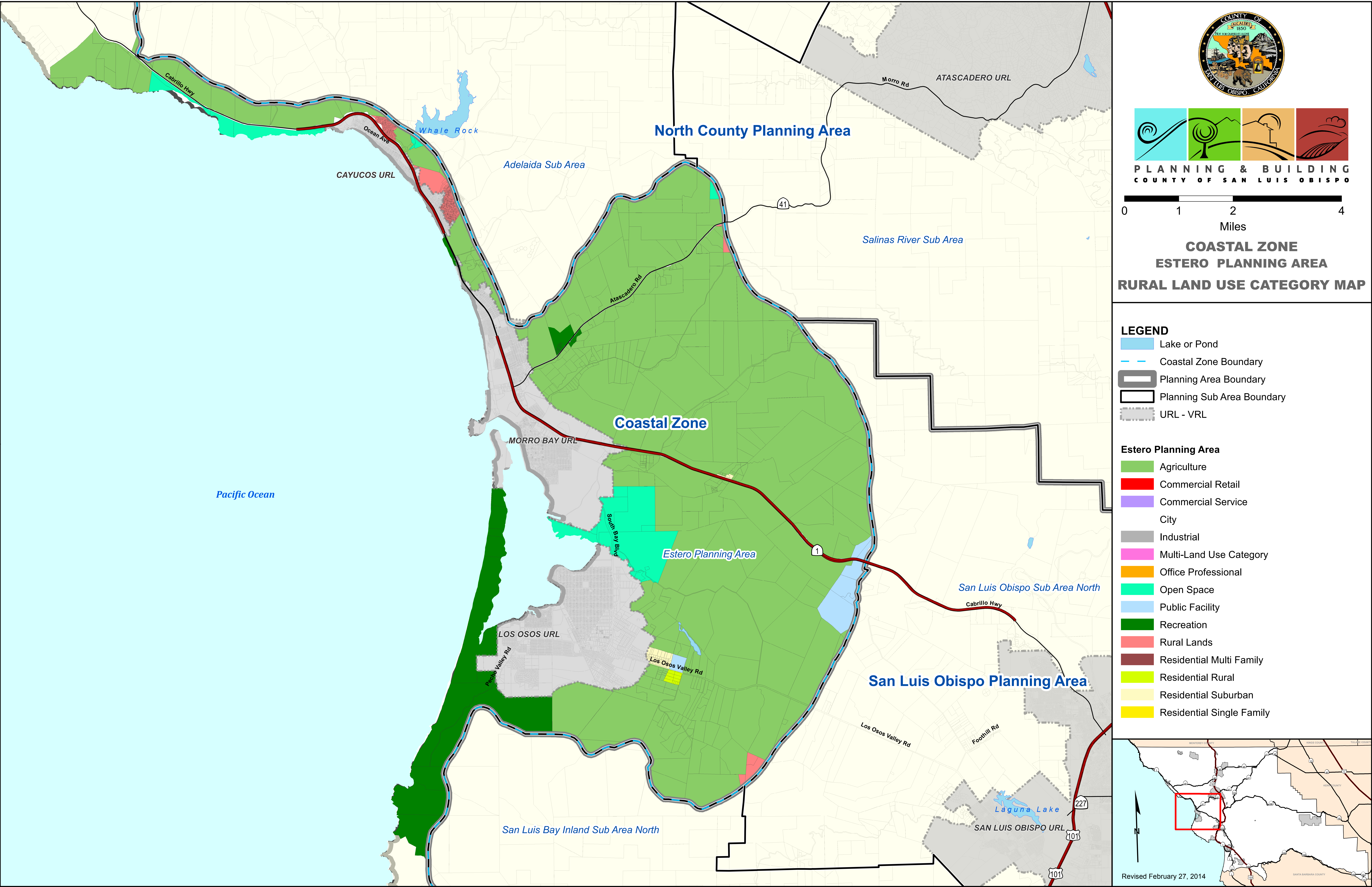
Plan and environmental document preparation

6. Prepare an environmental data base for area plan and identify environmental constraints to be considered in plan development.
7. Determine if potential impacts resulting from submitted citizen requests could be significant.
8. Prepare a coordinated draft plan that takes into account public and agency comments and reflects the Basin Management Plan and the Habitat Conservation Plan.
9. Prepare the environmental review document and a public facilities financing plan.

10. Complete preparation of the public hearing draft plan and a coordinated environmental document.
11. Prepare a staff report for the hearing draft plan in response to public comments and proposed mitigation measures in the environmental document.
12. Schedule Planning Commission public hearings on the public hearing draft plan and coordinated environmental document; Planning Commission to make recommendations to Board of Supervisors. Prepare Planning Commission recommended draft plan.
13. Schedule Board of Supervisors public hearings on Planning Commission recommended draft plan and environmental document and adoption of the final plan and environmental review documents; Board of Supervisors adoption of plan update.
14. Submit County-approved plan to Coastal Commission for hearing.
15. Schedule hearing for final action by the Board of Supervisors on Coastal Commission approved plan.
16. Prepare and distribute public copies of the final plan and amended official maps.

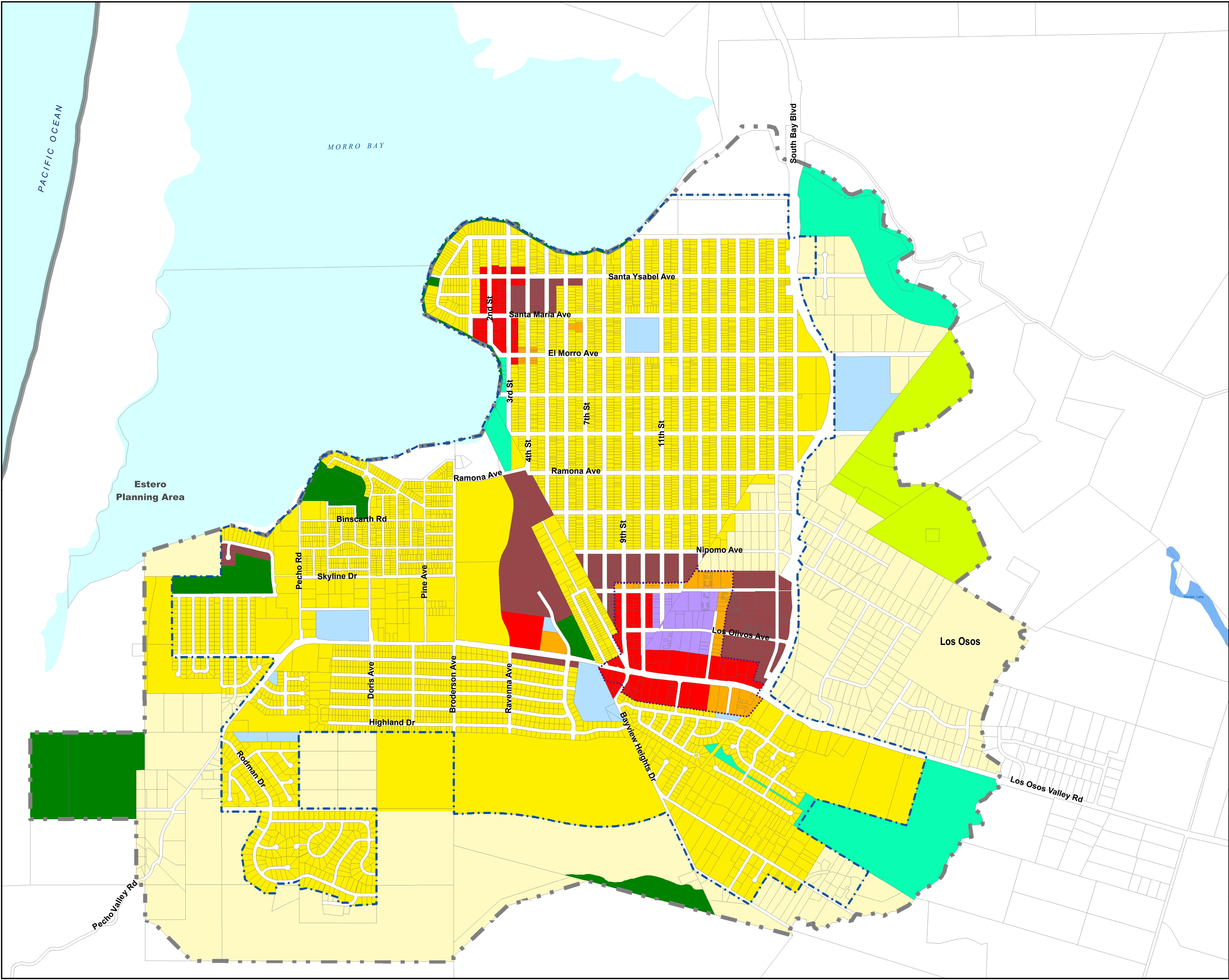
For the Los Osos Community Plan, the County has completed steps 1 through 7 and is currently working on step 8, as we will be releasing a public review draft plan this summer. Following release of this draft plan, we will start step 9, the environmental review process. The Sea Level Rise Study will be a separate task done concurrently with the environmental review process. Mitigation and adaptation measures and policy options will be incorporated into the subsequent public hearing draft plan. Implementation will occur through new policies, mandatory standards and programs for future actions that will be included in the Community Plan and the Estero Area Plan.



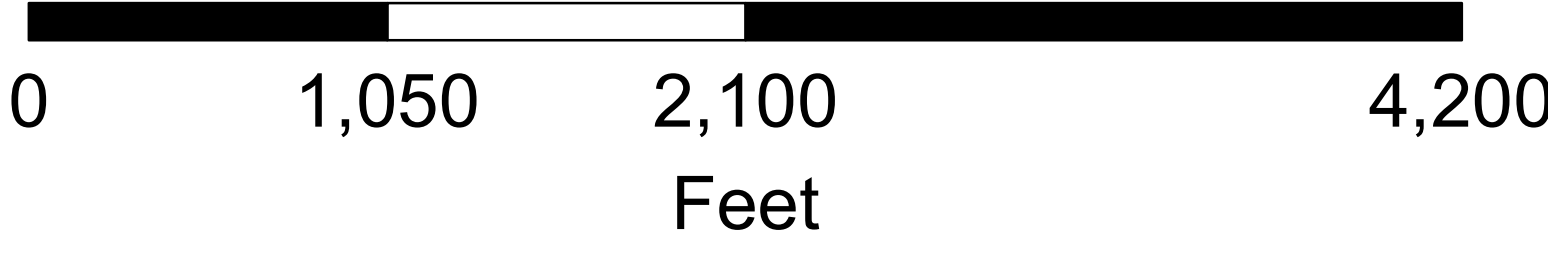


Sources: County of San Luis Obispo, Department of Planning and Building, ParcelQuest, USGS National Hydrography Dataset, California Department of Finance





DEPARTMENT OF PLANNING & BUILDING



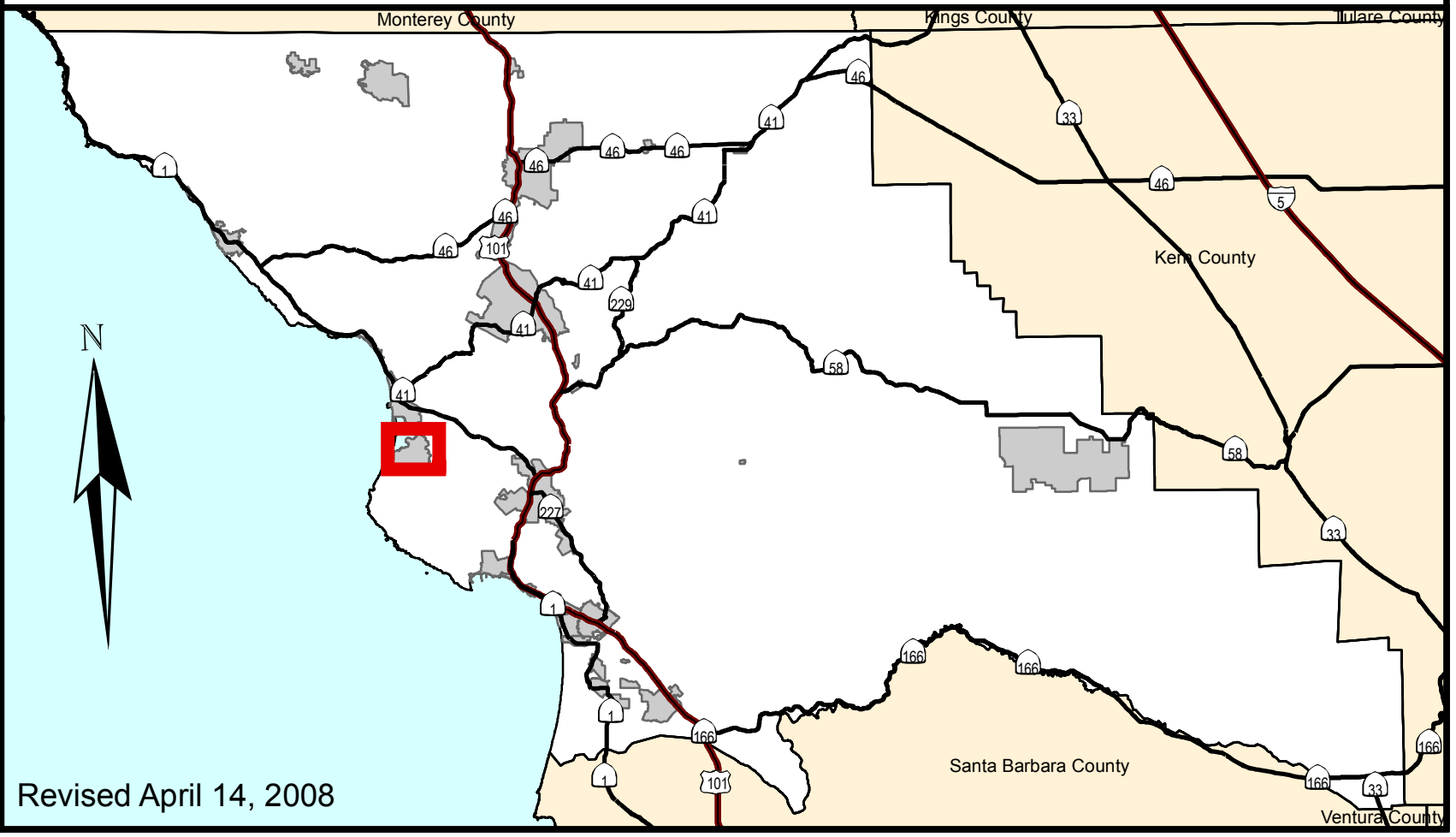
**LOS OSOS URBAN RESERVE LINE  
LAND USE CATEGORIES**

**LEGEND**

- Central Business District
- Los Osos Urban Reserve Line
- Los Osos Urban Service Line

**Land Use Category**

- Agriculture
- Commercial Retail
- Commercial Service
- Industrial
- Multi-Land Use Category
- Office Professional
- Open Space
- Public Facility
- Recreation
- Rural Lands
- Residential Multi Family
- Residential Rural
- Residential Suburban
- Residential Single Family







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Uncertified area to be certified















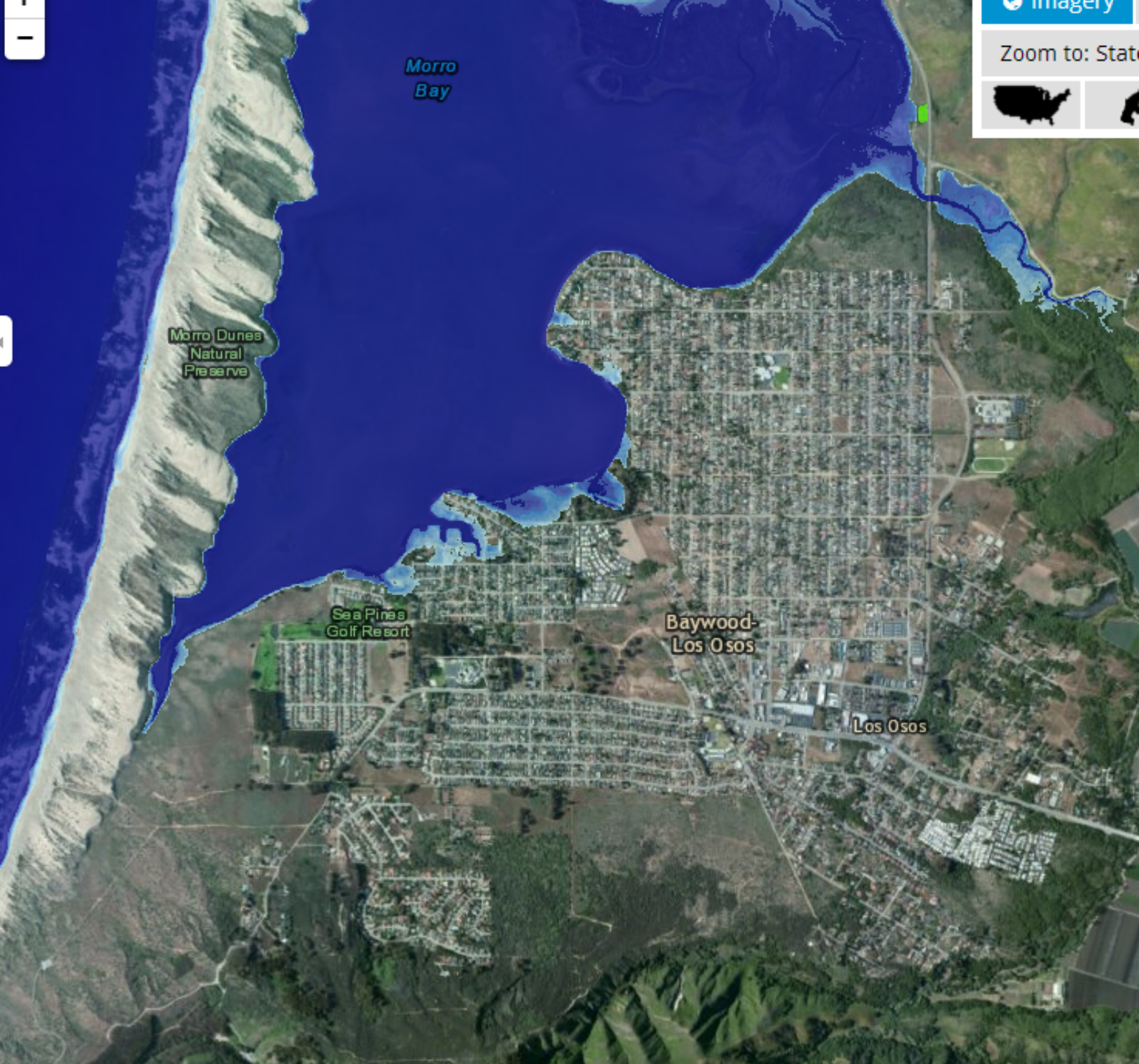


Imagery

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Morro Bay

Morro Dunes Natural Preserve

Sea Pines Golf Resort

Baywood-Los Osos

Los Osos

Zoom to: State

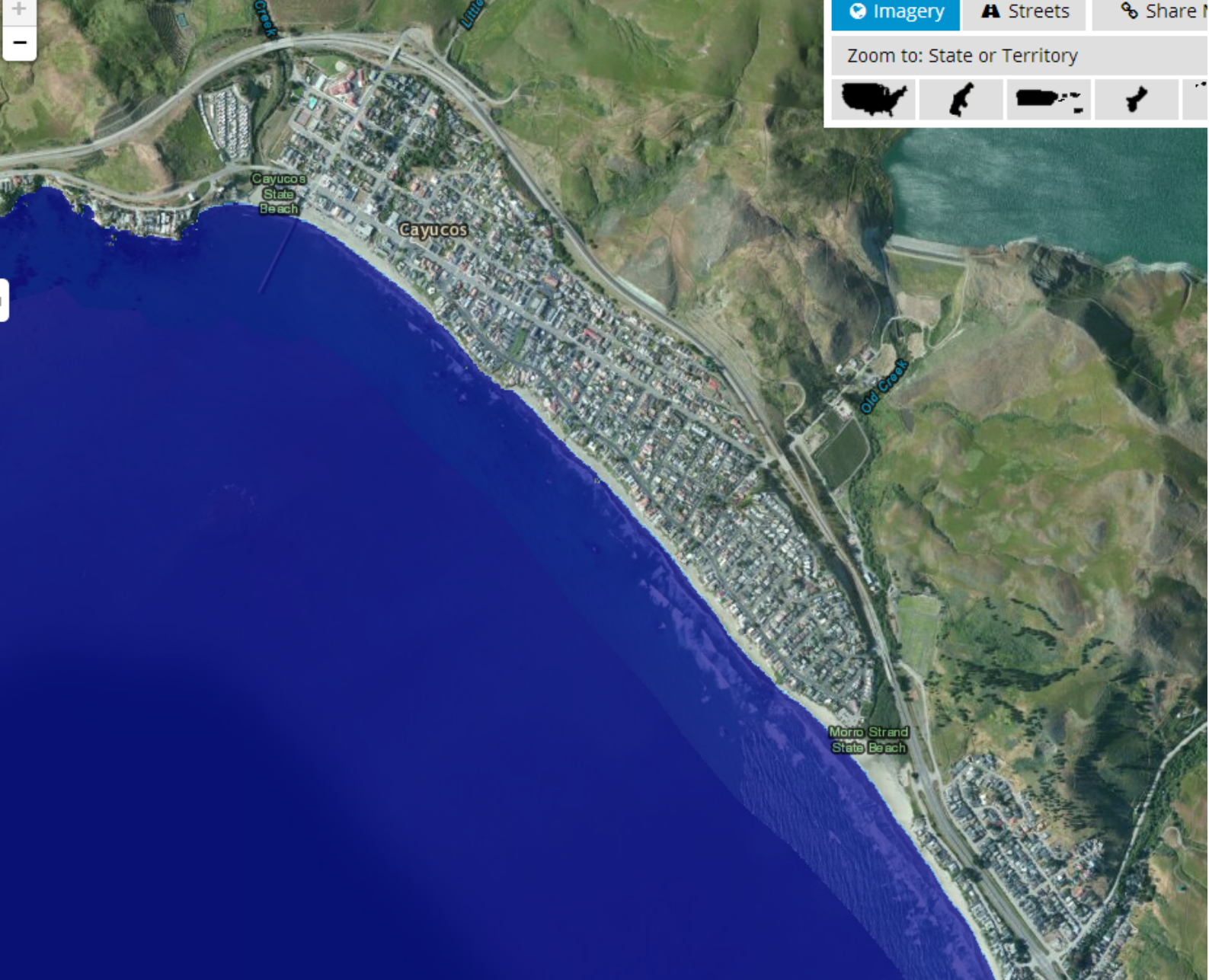


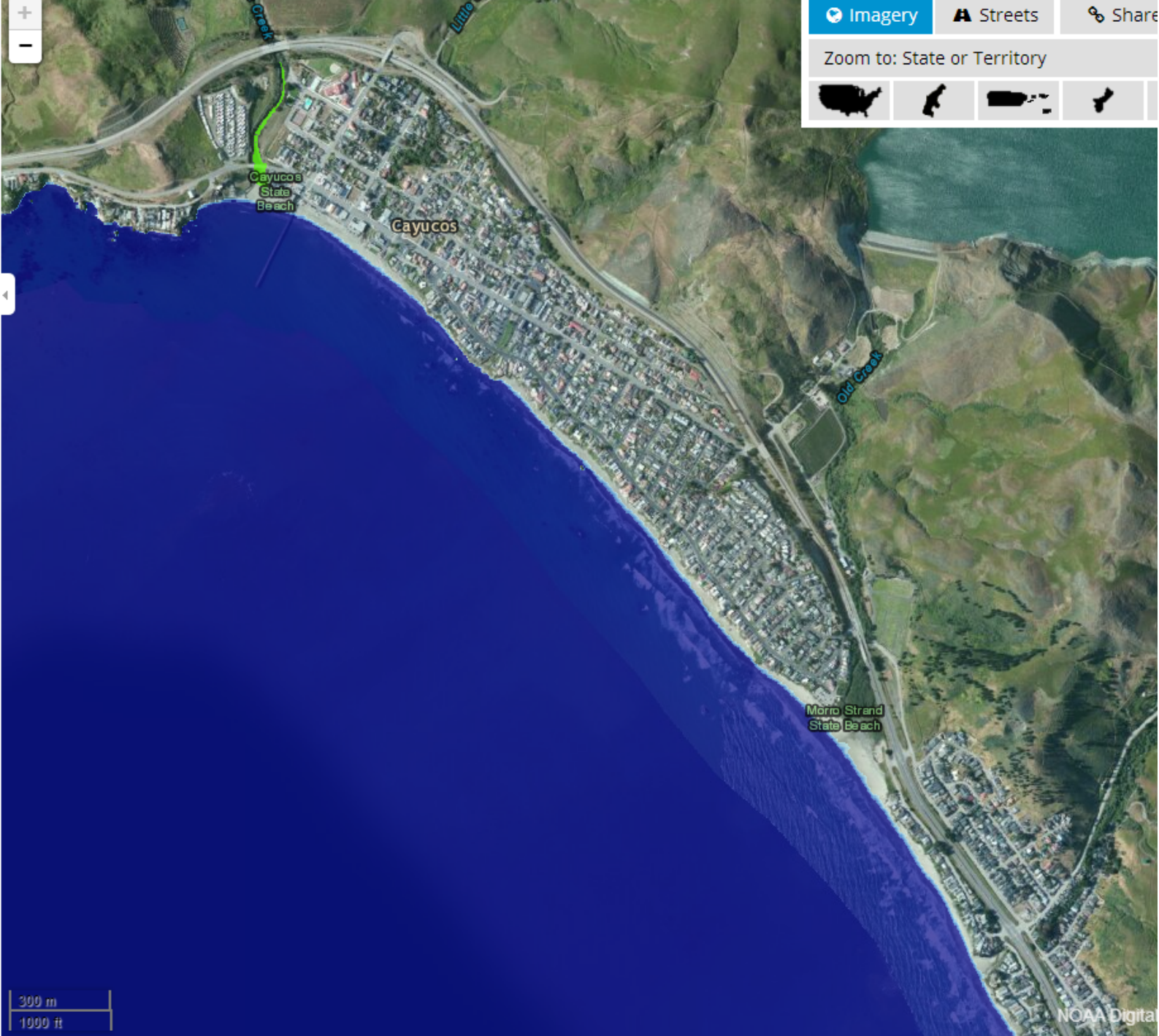
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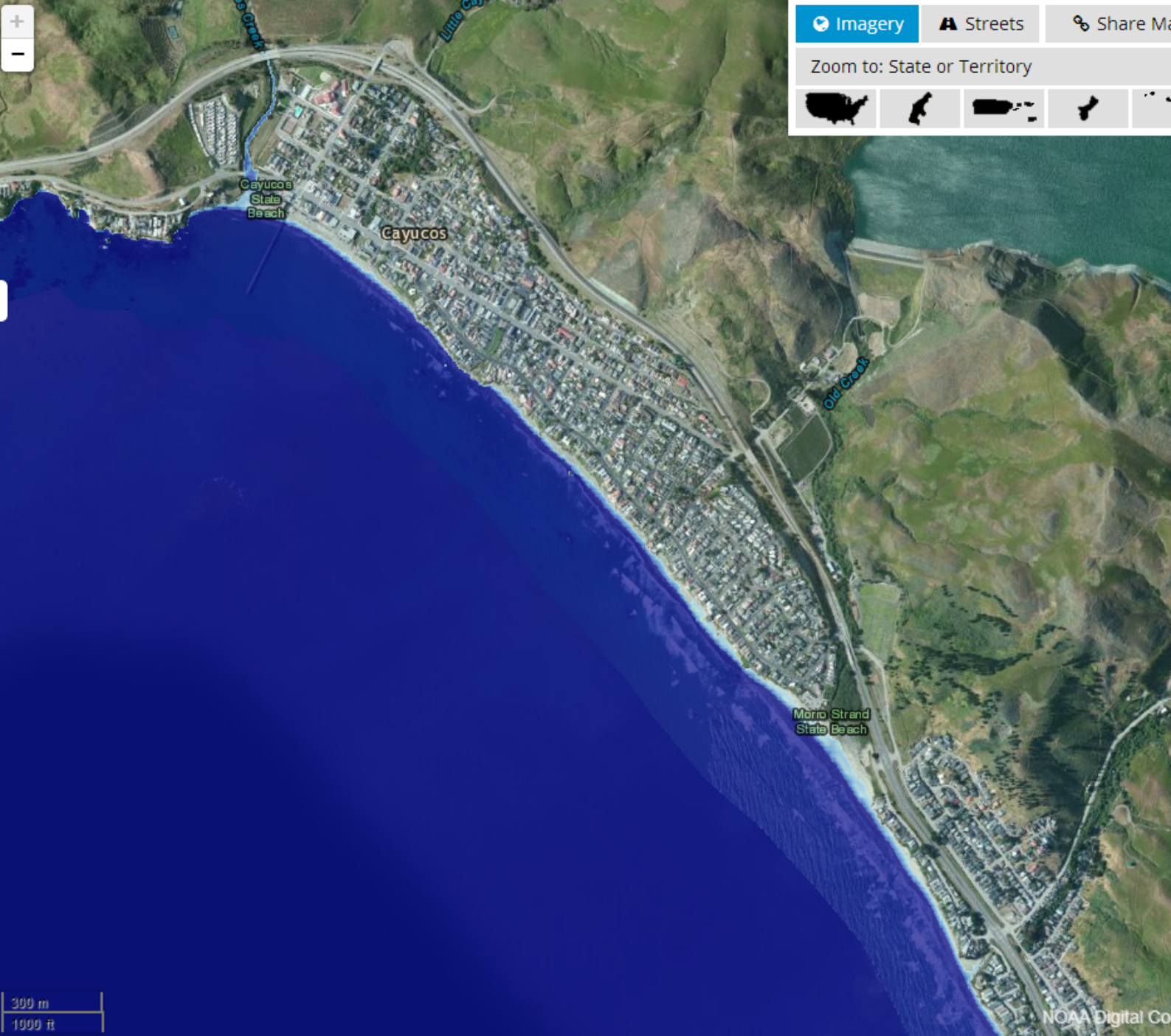












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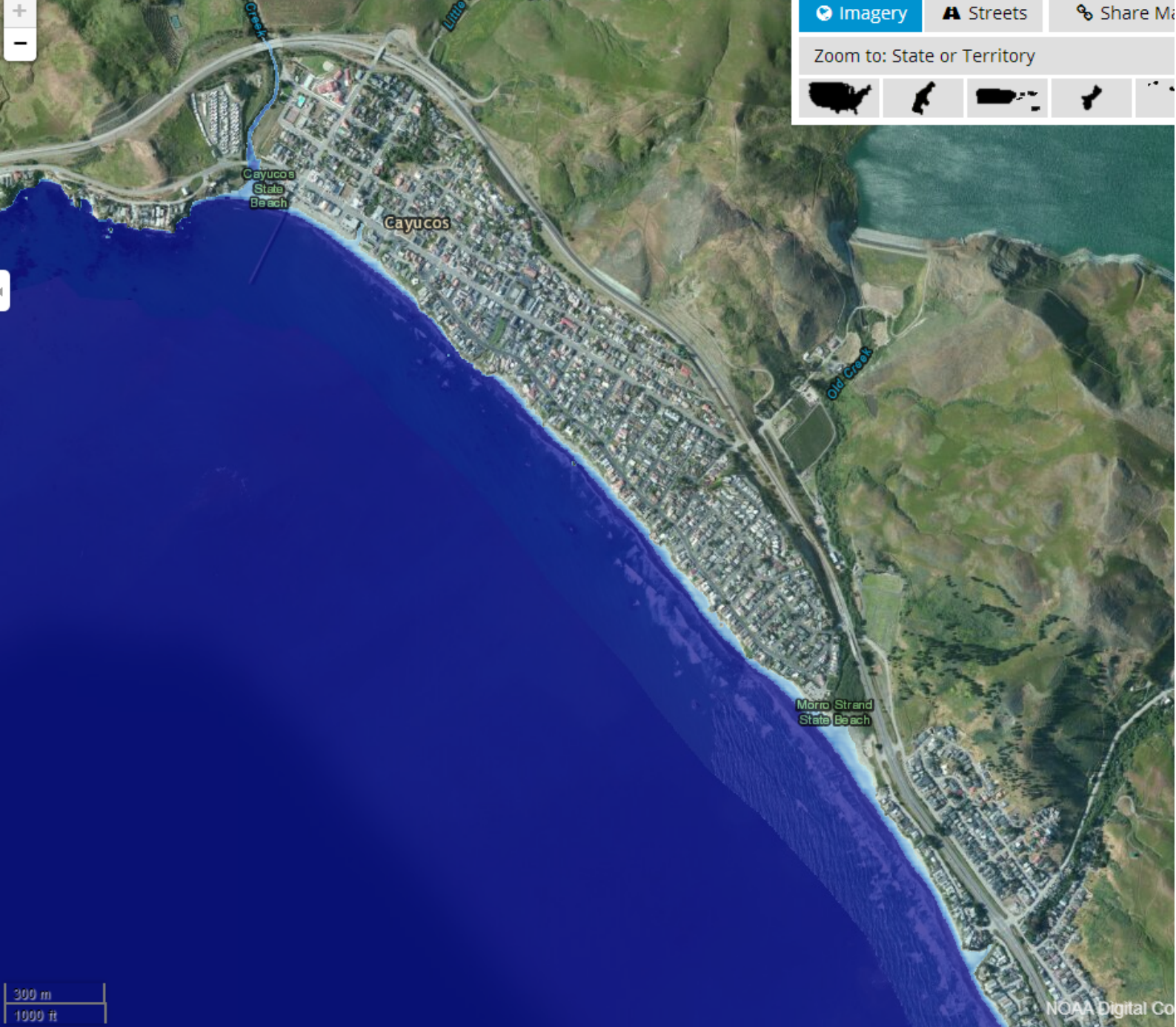
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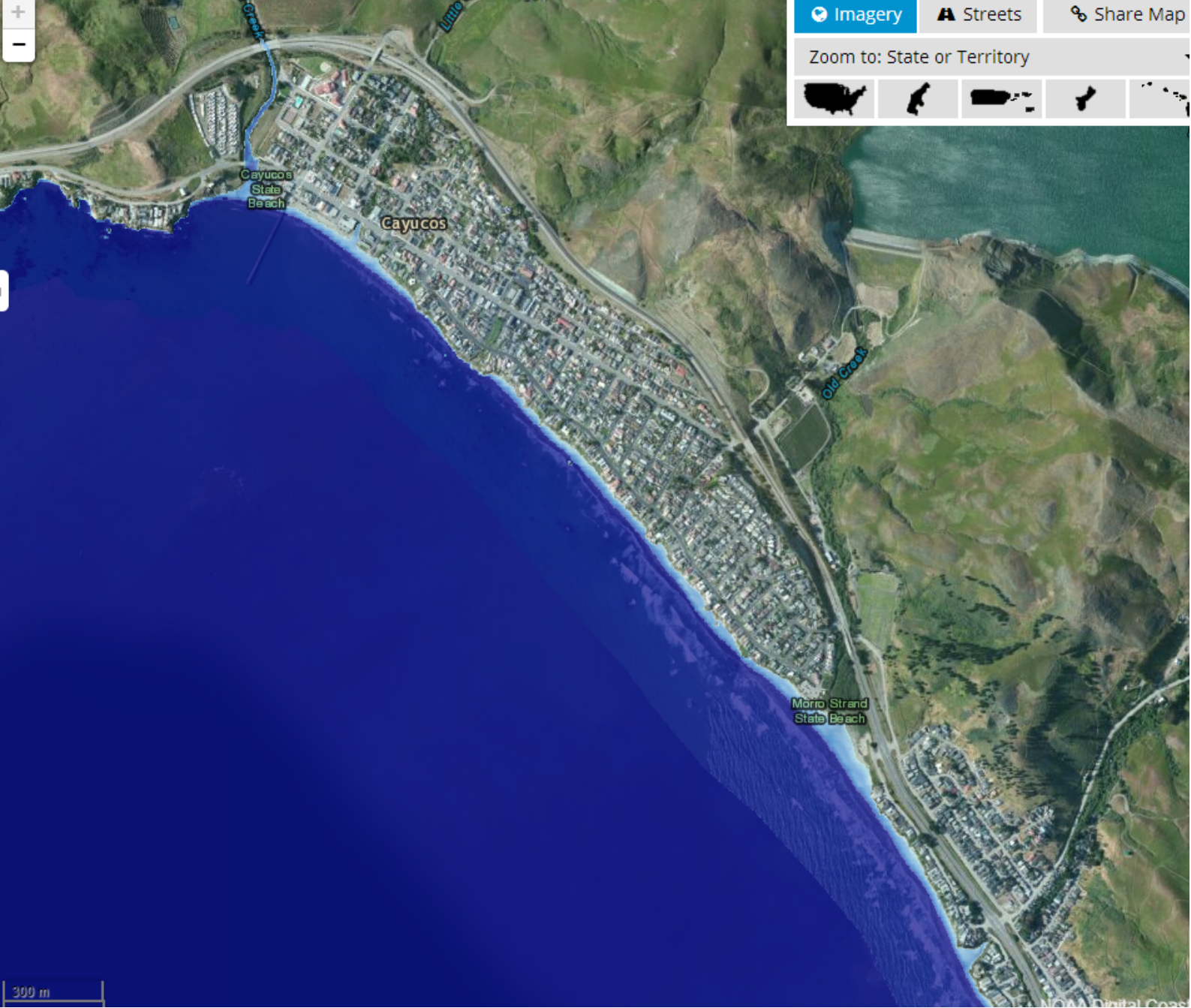
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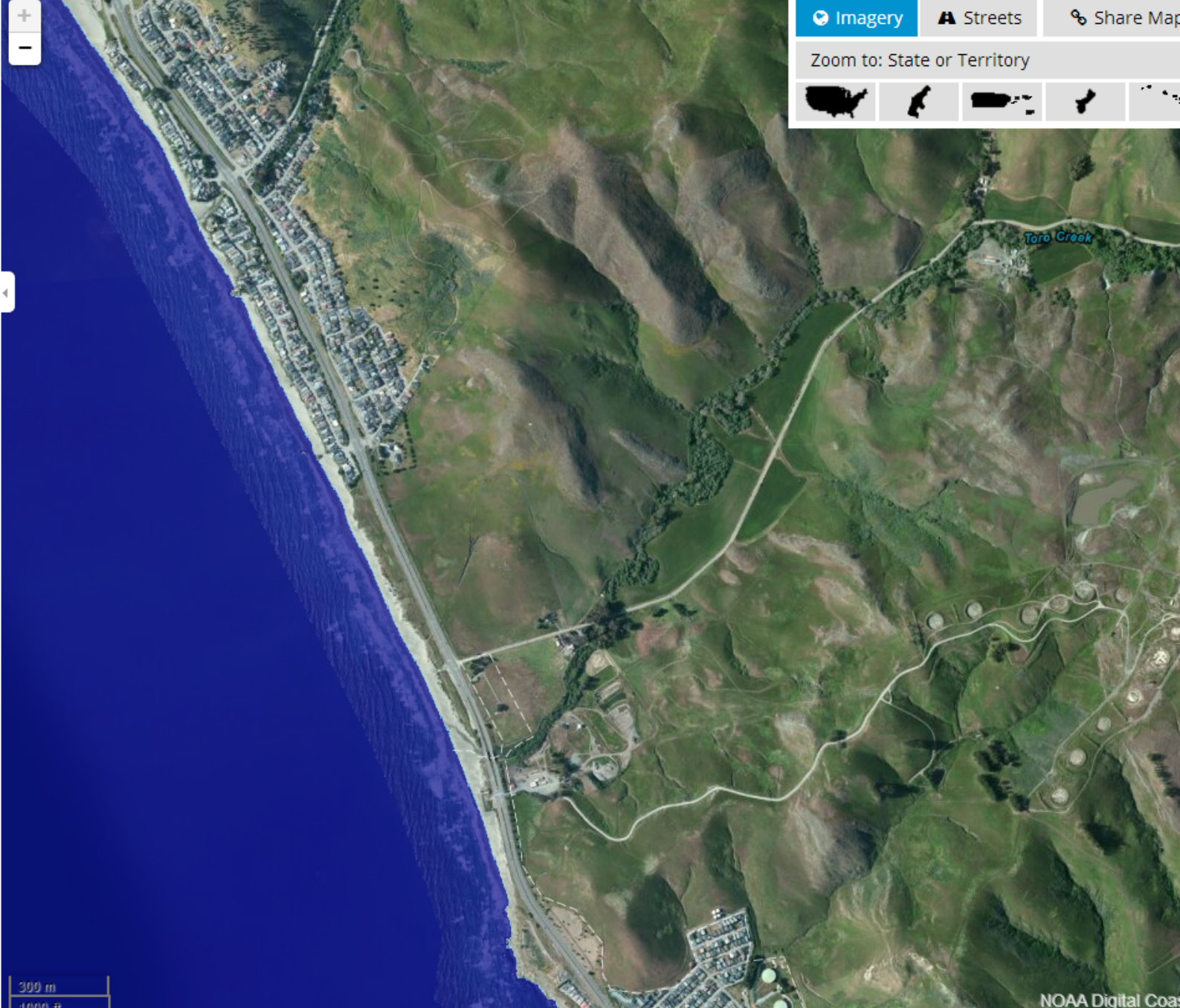
NOAA Digital Coast











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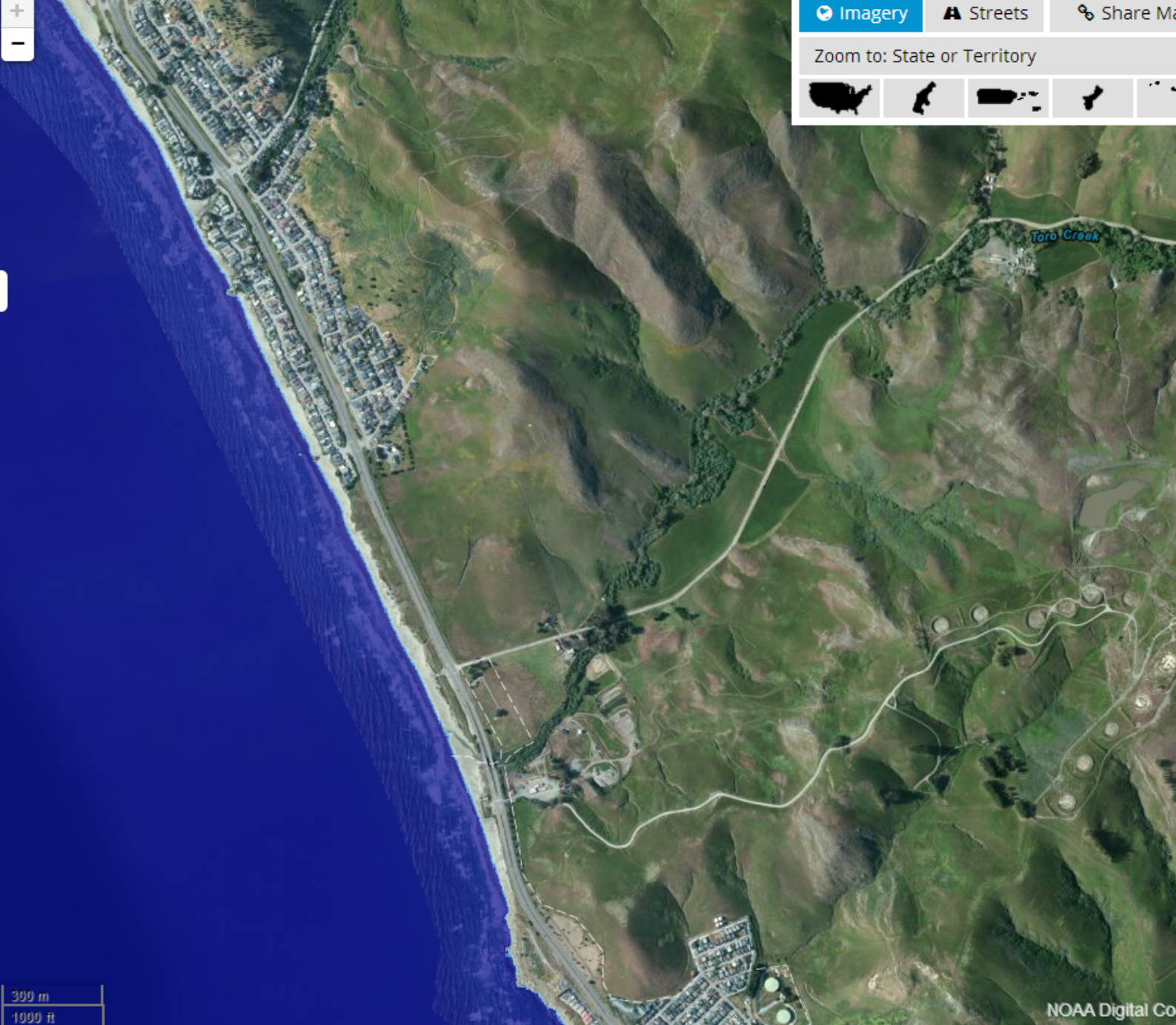
Share Map

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NOAA Digital Coast





Imagery

Streets

Share Map

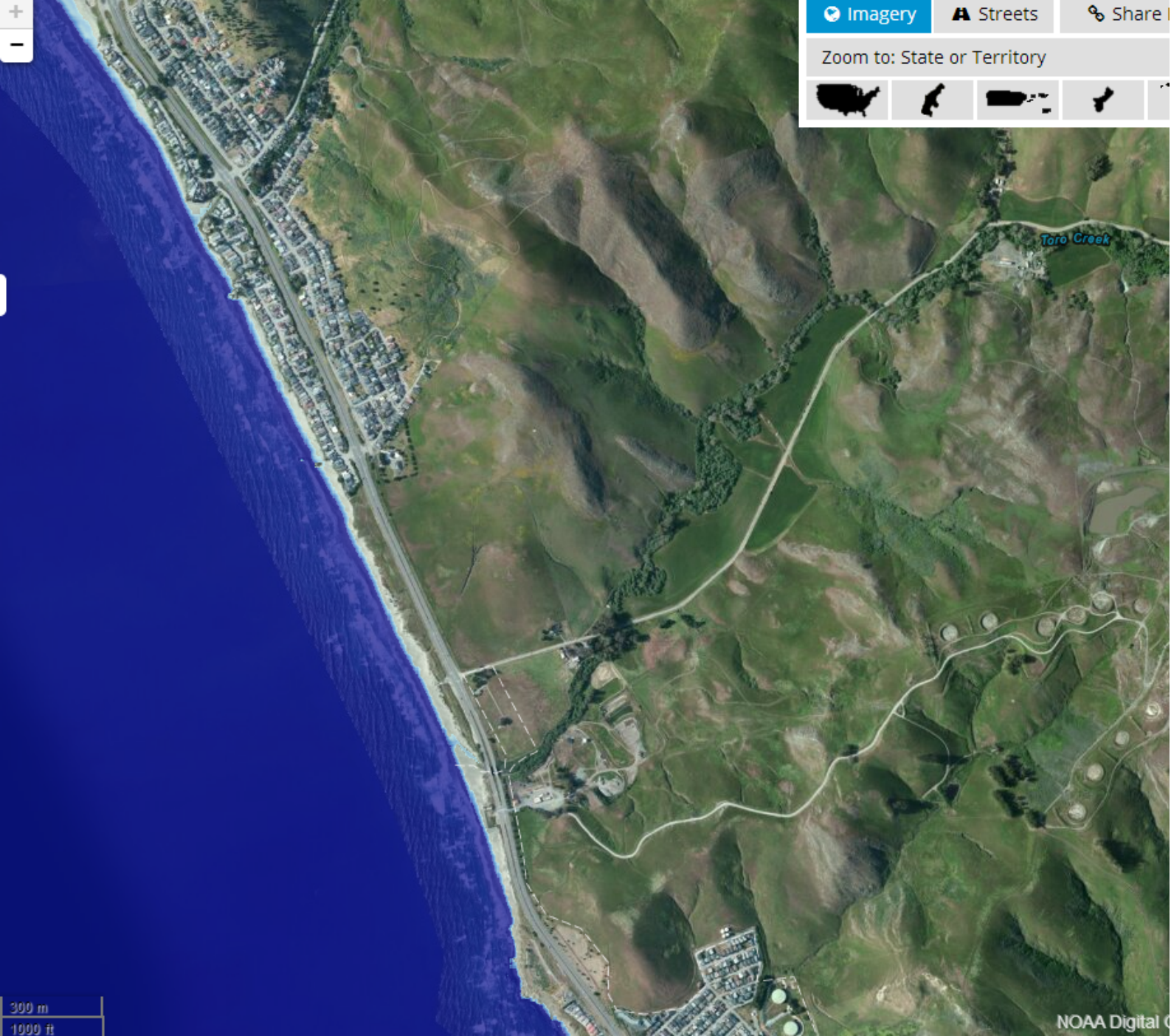
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Imagery

Streets

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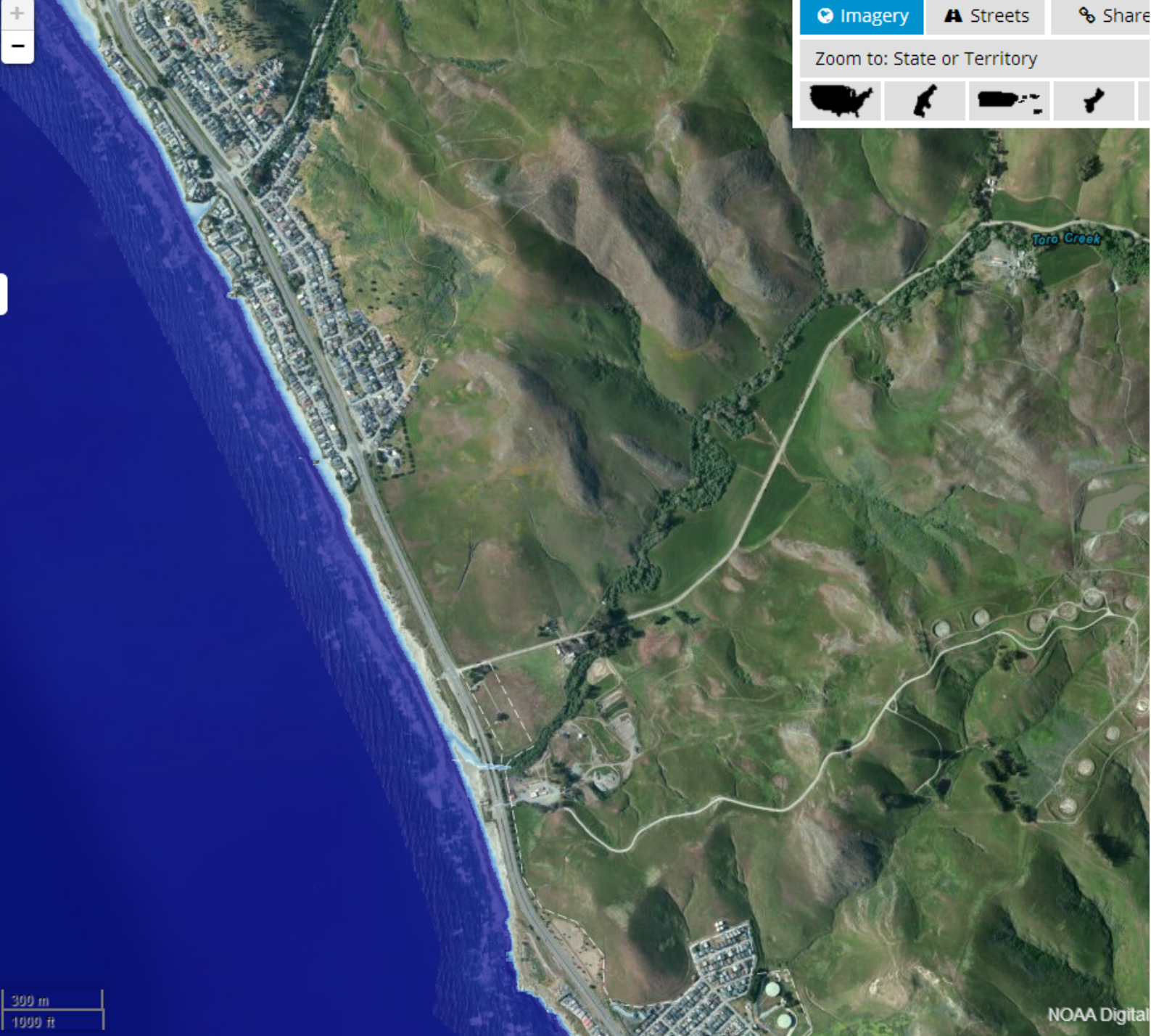


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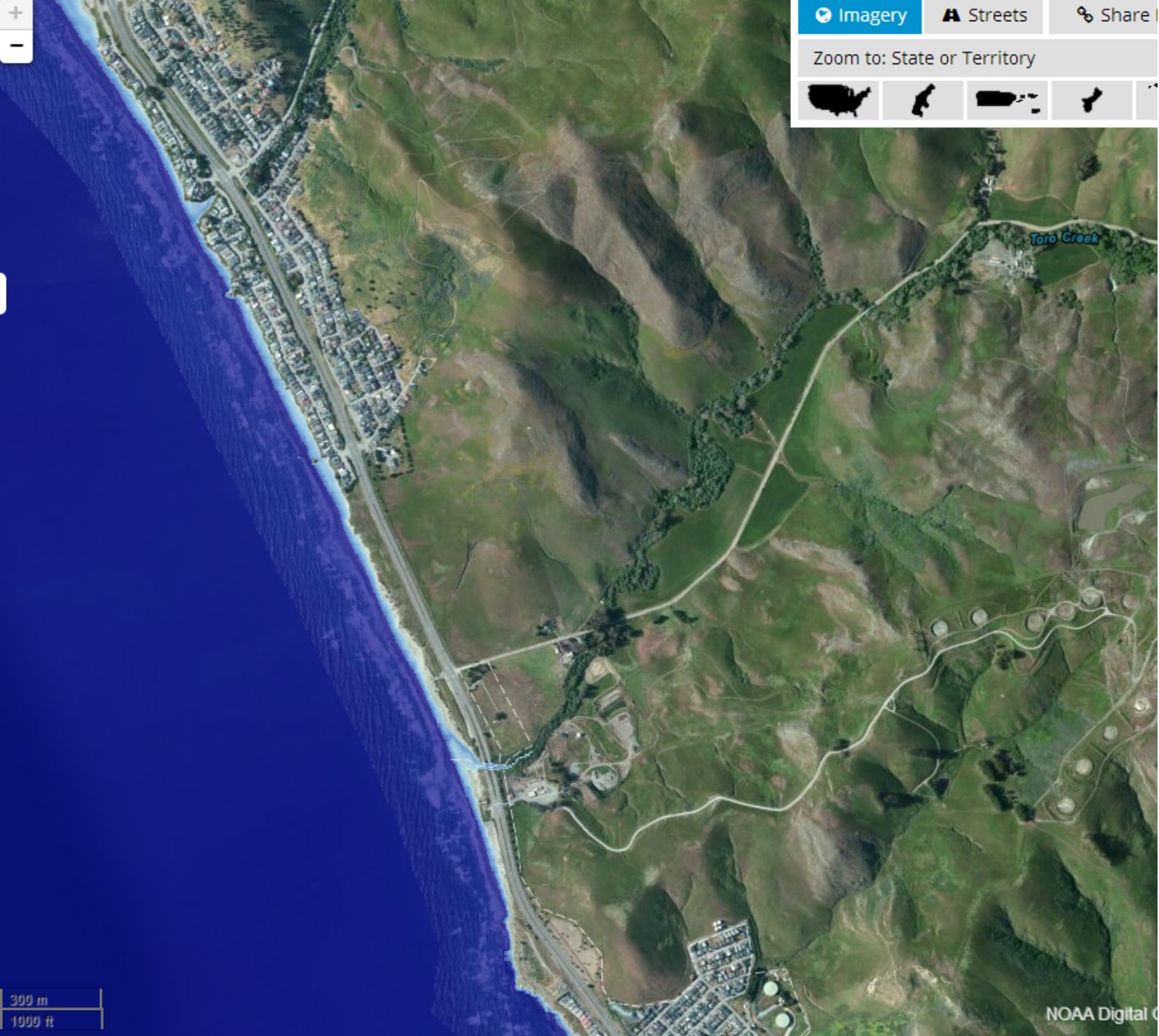


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Zoom to: State or Territory









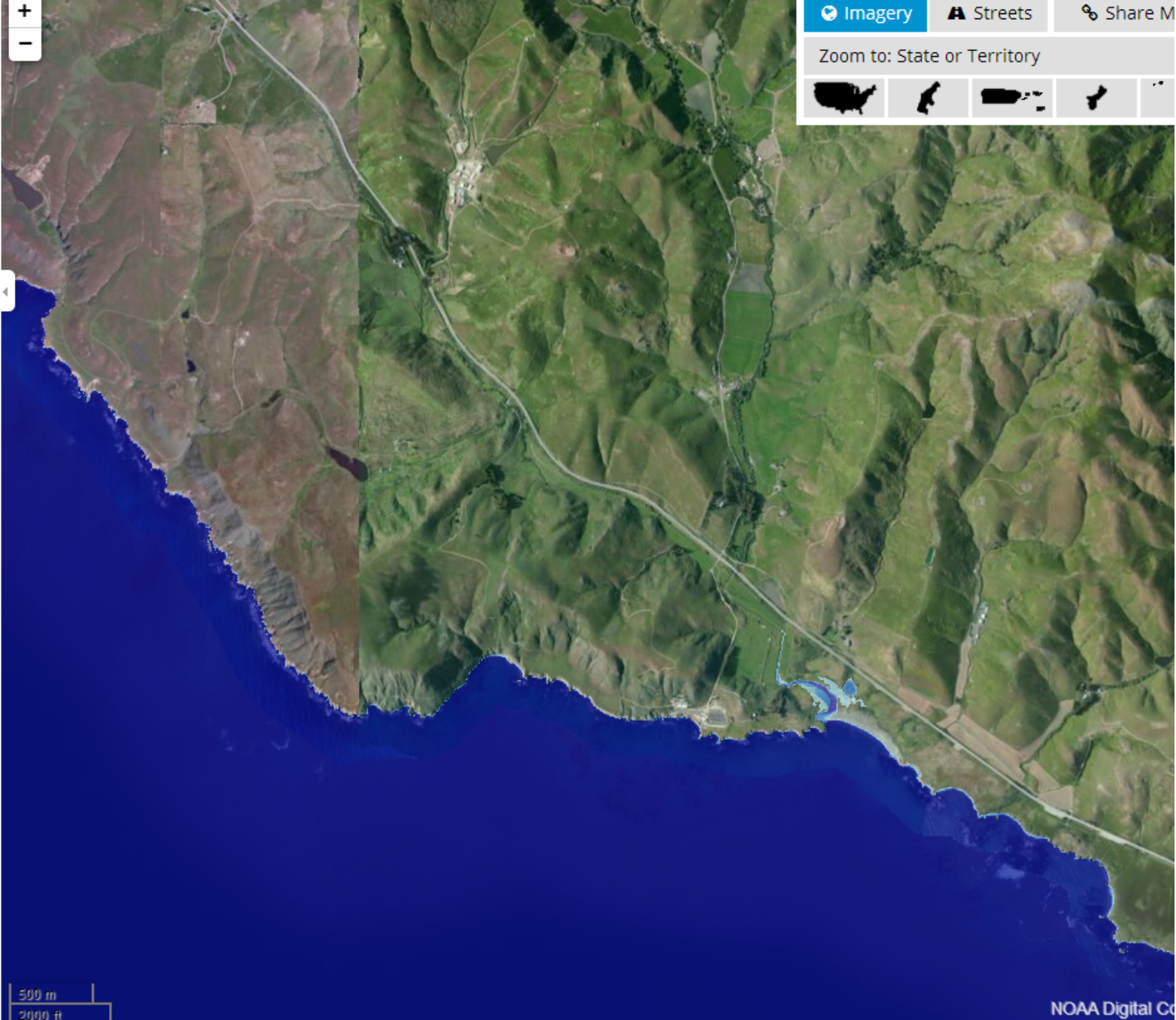
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Share Map

Zoom to: State or Territory



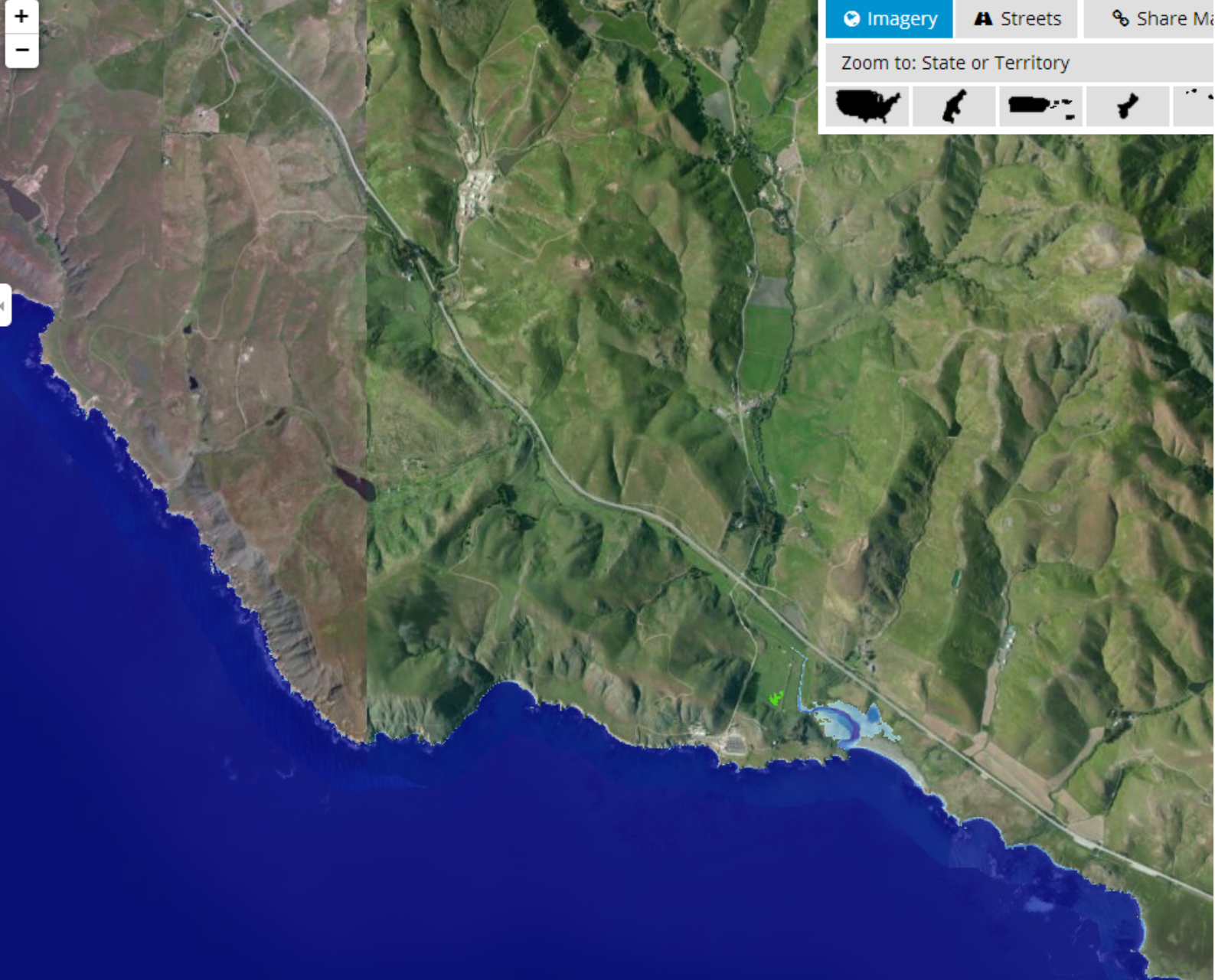


500 m

2000 ft

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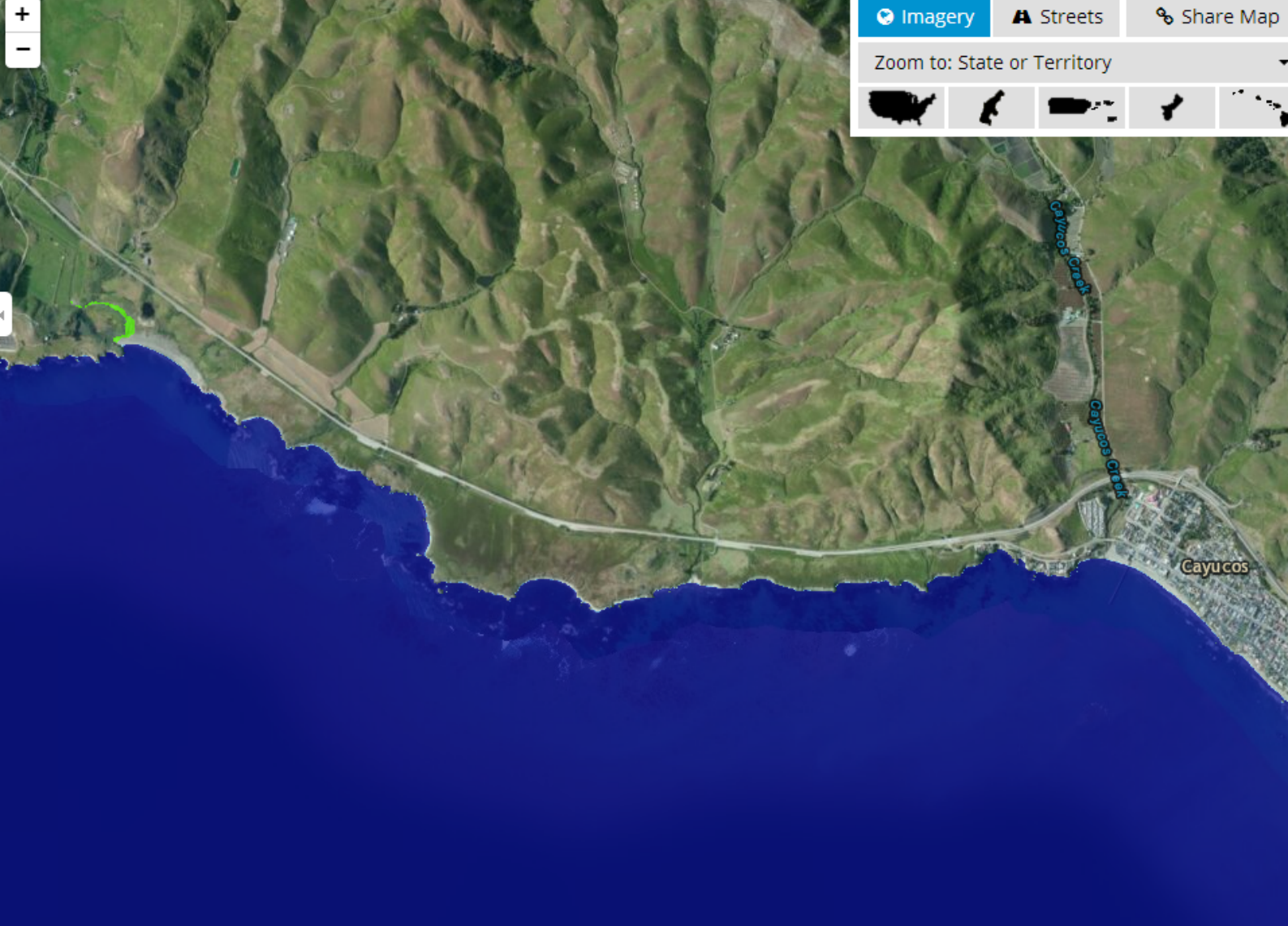




Imagery Streets Share Map

Zoom to: State or Territory





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Imagery

Streets

Share Map

Zoom to: State or Territory

Cajucos Creek

Cajucos Creek

Cayucos



